



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK ZONING BOARD OF ADJUSTMENT
AGENDA FOR WEDNESDAY, OCTOBER 27, 2021
MATTHEW THORNTON ROOM
7:00 P.M.**

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, October 27, 2021 at 7:00 P.M. to consider the petitions described in the agenda below.

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

1. **Call to Order**
2. **Roll Call**
3. **Innovation Acquisition, LLC (petitioner) and Solon Properties, LLC and Innovation Acquisition, LLC (owners) – [Variance under section 2.02.4.B of the Zoning Ordinance to permit multi-family residential use in the Industrial District](#)**. The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 041-15](#). Case # ZBA 2021-32. **This item is continued from the August 25, and September 29, 2021 Zoning Board meetings.**
4. **Innovation Acquisition, LLC (petitioner) and Solon Properties, LLC and Innovation Acquisition, LLC (owners) – [Variances under section 3.02 of the Zoning Ordinance to permit a density of 90 units whereas a maximum of 12 units is permitted and a side setback of 20ft whereas 50ft is required](#)**. The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 041-15](#). Case # ZBA 2021-38
5. **Powell Realty of Merrimack (petitioner) and Thomas K Powell (owner) – [Special Exception under Section 2.02.2 \(C\) of the zoning ordinance to permit residential use in the C-1 \(Limited Commercial\) District](#)**. The parcel is located at 595 Daniel Webster Highway in the C-1 (Limited Commercial), Elderly Housing Overlay and Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 6D-1, Lot 041](#). Case # ZBA 2021-35.
6. **Anheuser-Busch, LLC (petitioner/owner) - [Variance under section 2.02.4 of the zoning ordinance to permit residential use \(2 “caretaker” apartment units\) in the I-1 \(Industrial\) District](#)**. The parcel is located at 221 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 3D, Lot 031](#). Case # ZBA 2021-36.
7. **260 DWH, LLC (petitioner/owner) – Variance under section 3.02 of the zoning ordinance to permit construction of a materials storage building 22.3 feet from the rear property line whereas 40 feet is required**. The parcel is located at 17 Smith Road in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 09-02 Case # ZBA 2021-37. – **Request continuance to November 17, 2021**
8. **Discussion/possible action regarding other items of concern**
9. **Approval of Minutes – September 29, 2021**

10. Adjourn

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

Posted to website: 10/22/2021